



Z-09-01-009

City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation

Zoning Commission Hearing Date: January 12, 2009

GENERAL INFORMATION

APPLICANT	Derek Allen
HEARING TYPE	Zoning Commission
REQUEST	Special Use Permit for a parking lot in the RS-7 (Residential-Single Family) zoning district
CONDITIONS	<ol style="list-style-type: none">1. Uses: Parking for the proposed housing project to be located at the northwest corner of Spring Garden Street and Elam Avenue2. No access to the parking lot shall be made through a single-family zoned property
LOCATION	A portion of 808 South Elam Avenue (West of South Elam Avenue and north of Spring Garden Street)
PARCEL ID NUMBER (S)	A portion of 00-00-0-1590-00-0700-011
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 135 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.45 acres
TOPOGRAPHY	Generally flat
VEGETATION	Overgrown residential landscape

SITE DATA

Existing Use

	Adjacent Zoning	Adjacent Land Uses
N	RS-7 (Residential- Single Family)	Single-Family dwelling unit
E	RS-7 (Residential- Single Family)	Single-Family dwelling unit
W	RS-7 (Residential- Single Family)	Single-Family dwelling unit
S	CD-RM-26 (Residential- Multi Family)	Single-Family dwelling unit

Zoning History**Case #****Date****Request Summary**

This property has been zoned RS-7 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Res 75S.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District
Designation:

Existing
(RS-7)

Requested
(Special Use Permit)

Max. Density: 5 dwelling units/acre

N/A

Typical Uses Primarily intended to accommodate high density single-family detached dwellings in developments where public water and sewer service is required

For a parking lot in the RS-7 (Residential-Single Family) zoning district for the proposed adjacent multi-family project.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed N/A, Site drains to South Buffalo Creek

Floodplains N/A.

Streams N/A.

Other: N/A.

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location

Required Planting Yard Type and Rate

To be incorporated into the site development plan for the adjoining parcels.

Tree Preservation Requirements

Acreage

Requirements

0.45 Ac. To be incorporated into the site development plan for the adjoining parcels.

Transportation

Street Classification	Spring Garden Street – Minor Thoroughfare, Elam Avenue – Collector Street.
Site Access	There is no street frontage for this piece of property. Please reference agenda item Z-09-01-008. All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Spring Garden Street ADT = 18,111.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no street frontage for this piece of property. Please reference agenda item Z-09-01-008.
Transit in Vicinity	Yes, route 1, W. Wendover Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **Special Use Permit** for a parking lot in the RS-7 (Residential-Single Family) zoning district would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Future Land Use Map of the Lindley Park Neighborhood Plan designates this location as **Multi-Family Residential**. The requested **SUP** is generally consistent with this designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Connections 2025 Map Policies

Multi-Family Residential (Lindley Park Neighborhood Plan): This category provides for multi-family housing generally at a density of 6-12 dwelling units per acre. The Multi-Family classification accommodates housing types ranging from small-lot, single family detached and attached dwellings such as townhouses to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The subject site consists of the back portion of the property located at 808 South Elam Avenue. This site is currently undeveloped and the applicant is requesting for a special use permit so as to use that site as the parking lot for the proposed adjacent multi-family project. The general area surrounding the subject site is well developed and primarily characterized with single-family and multi-family dwellings.

This request, if approved, will not change the underlying zoning district, but the proposed use (parking lot) will be binding perpetually on the subject site unless subsequently changed or amended.

With the added conditions, this request is consistent with the intent and purpose of the zoning code and the adopted Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is generally compatible with the existing uses in the area.

Water Resources

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements

Housing and Community Development

This area has recently experienced significant private development of apartments marketed to the growing population of university students. Pressure for such development is unlikely to abate in the near term. This proposal appears to be a consistent with the general development trend in the area. Applicant is strongly encouraged to discuss this proposal with representatives of the Lindley Park Neighborhood.

STAFF RECOMMENDATION**PLANNING**

Staff recommends **approval** of the requested **Special Use Permit for a parking lot** in the **RS-7** zoning district